

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Vanberg Road, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Essendon

Period - From

01/02/2025

to

31/01/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Steele St MOONEE PONDS 3039	\$1,850,000	13/12/2025
2	3 Vanberg Rd ESSENDON 3040	\$1,690,000	22/11/2025
3	2 Glenbervie Rd STRATHMORE 3041	\$1,800,000	14/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/02/2026 18:53

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 6  3  4

Property Type: House
Land Size: 580 approx sqm
approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
01/02/2025 - 31/01/2026: \$1,800,000

Comparable Properties



18 Steele St MOONEE PONDS 3039 (REI)

 4  1  3

Price: \$1,850,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments

Brick home on similar size land, neighbouring suburb however in similar condition.



3 Vanberg Rd ESSENDON 3040 (REI)

 4  2  4

Price: \$1,690,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments

On the same street, is a weatherboard home and we have brick, 12 Vanberg Rd is in better condition.



2 Glenbervie Rd STRATHMORE 3041 (REI)

 3  2  3

Price: \$1,800,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 637 sqm approx

Agent Comments

Original brick home on corner block with slightly larger land, 12 Vanberg Rd is in better condition internally.